This instrument prepared by Birthright Title & Escrow, LLC, 515 Rivergate Parkway, Ste. 111, Goodlettsville, Tennessee 37072.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR NOS.:
Ronnie Spain	Same	Map 026-01
124 East Avenue	812 Wren Avenue	Parcel 53
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

DEED OF CORRECTION TO CORRECT INSTRUMENT 20061219-0156061

Whereas, on December 15, 2006, by Warranty Deed of record as Instrument 20061219-0156061 **EVELYN H. HAYNES, Grantor** sold and conveyed to **RONNIE SPAIN, Grantee** the same property conveyed to her by Warranty Deed dated September 30, 2003, from Jeffrey Bryan Hawkins and Ashley Jean Fowler Hawkins, Both Unmarried, of record as Instrument No. 20031003-0146386 in the Register's Office for Davidson County, Tennessee, and so recited in her said Deed; but

Whereas, by inadvertence and error of the scrivener the legal description of said lands set out in the Warranty Deed failed to follow that in the deed of derivation as set out and intended by the Grantor,

Now, then, I, EVELYN H. HAYNES recite that the full and correct legal description of the property conveyed by me to RONNIE SPAIN, and which should have appeared in said Deed, is as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 26 and 27 of Block "G" on the Plan of Roscoe Place, Second Addition, of record in Book 843, Page 73, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Evelyn H. Haynes, Unmarried, by Warranty Deed dated September 30, 2003, from Jeffrey Bryan Hawkins and Ashley Jean Fowler Hawkins, Both Unmarried, of record as Instrument No. 20031003-0146386 in the Register's Office for Davidson County, Tennessee.

FURTHER DERIVATION OF TITLE [all references to the Register's Office for Davidson County, Tennessee]: Pigg purchased the South ½ of Lot 26 from Brown by deed of record at Book 2039, Page 417, and purchased Lot 27 and the northerly ½ of Lot No. 26 from Johnson, Trustee by deed at Book 3703, Page 159. Pigg sold Lots 26 and 27 to Jones on August 21, 1985 by deed at Book 6637, Page 240, reciting that Lots 26 and 27 adjoin and front together 100 feet on the northeasterly side of East Avenue. Jones sold Lots 26 and 27 to Fyke by deed at Book 7930, Page 825, reciting that Lots 26 and 27 adjoin and front together 100 feet on the northeasterly side of East Avenue. Fyke sold Lots 26 and 27 to Bradford by deed at Book 9320, Page 588, Bradford sold Lots 26 and 27 to Hawkins and Fowler by deed at Book 10952, Page 223, reciting that Lots 26 and 27 adjoin and front together 100 feet on the northeasterly side of East Avenue. Hawkins and Fowler sold Lots 26 and 27 to Haynes, Grantor herein, by deed at Instrument 20031003-0146386.

This is improved property located at and known as 124 East Avenue, Goodlettsville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130068061 DEEDWARR
Recvd: 08/08/13 09:17 2 pgs
Fees:12.00 Taxes:0.00
20130808-0083103

I certify that I conveyed and do hereby convey all of said lands to Grantee, to have and to hold said land, with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, his heirs and assigns forever; and I covenant that I was and am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered save for encumbrances by or on the account of Grantee after the date of my original Deed; and I covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness the signature of the Grantor this date: 8-8-13.

Evelyn H. Haynes
EVELYN H. HAYNES

LYNETTE CORBITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN. My Commission Expires NOV. 23, 2015

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, the within named Evelyn H. Haynes the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 8/8/2013.

Lynette Corbitt
Notary Public

My commission expires: 11/23/2015

LYNETTE CORBITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN. My Commission Expires NOV. 23, 2015

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration for, or value of, this transfer, whichever is greater, is $ 0.

Evelyn H. Haynes
Affiant

Sworn to and subscribed before me this date: 8/8/2013

Lynette Corbitt
Notary Public

My commission expires: 11/23/2015